

THE FAYETTE COUNTY PLANNING COMMISSION met on February 6, 2003 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert, Vice-Chairman
Bob Harbison (Arrived 7:04 P.M.)
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Dennis Davenport, Assistant County Attorney
E. Ali Cox, Assistant County Attorney
Kathy Zeitler, Director of Zoning/Zoning Administrator
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. He advised that a Workshop would be held immediately after the Public Hearing.

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1. Consideration of the Minutes of the meeting held on December 5, 2002.

Chairman Graw asked the Board Members if they had any comments or changes to the Minutes as circulated. Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent at this time.

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2. Consideration of the Workshop Minutes of the meeting held on January 2, 2003.

Chairman Graw asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated. Doug Powell made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion passed 3-0-1 with Al Gilbert abstaining due to his absence from the Workshop. Bob Harbison was absent at this time.

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Kathy Zeitler read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

Chairman Graw announced that he would like to reverse the order of the rezoning petitions.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON FEBRUARY 6, 2003 AND BY THE BOARD OF COMMISSIONERS ON FEBRUARY 27, 2003.

3. **Consideration of Petition No. 1104-03, Tommy and Dianne Starkey and Gary and Tamara Roland, Owners, and Tommy Starkey, Agent, request to rezone 38.181 acres from R-40 to A-R to allow livestock on two (2) single-family dwelling subdivision lots. This property, consisting of Lots 3 and 4 of Hamilton Acres Subdivision, is located in Land Lots 223 and 224 of the 4th District and fronts on Carrolls Way.**

Tommy Starkey requested to table said petition for 60 days.

Chairman Graw asked what was the date for the April public hearing.

Robyn Wilson responded April 3, 2003.

Bill Beckwith made a motion to approve the request to table said petition until April 3, 2003. Bob Harbison seconded the motion.

Al Gilbert suggested Chairman Graw open the floor for comments from anyone who wished to speak regarding the tabling of the petition.

Chairman Graw asked if there was anyone who wished to speak regarding the tabling of the petition. Hearing none, he called for the vote. The motion unanimously passed 5-0.

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4. **Consideration of Petition No. 1103-03, Heritage Christian Church, Owner, and Richard Pearson, Agent, request to rezone 76.23 acres from R-75 Conditional to A-R to develop accessory church facilities. This property is located in Land Lot 3 of the 6th District and fronts on Bernhard Road and Redwine Road.**

Richard Pearson stated he was the Agent for Heritage Christian Church and requested to rezone 76 acres from R-75 Conditional to A-R to allow construction of additional church facilities.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal, he closed the floor from public comments.

Bob Harbison made a motion to approve the petition. Doug Powell seconded the motion.

Chairman Graw asked if there was any further discussion.

Bill Beckwith asked Mr. Pearson what were the church's plans for the subject property.

Mr. Pearson replied that the church plans to construct a picnic pavilion consisting of 960 square feet which requires A-R zoning, and the current R-75 residential zoning allows a church picnic pavilion to be up to 900 feet.

Mr. Beckwith asked if the church had any plans to construct a pole barn.

Mr. Pearson replied no.

Al Gilbert asked for clarification regarding a Church as a Conditional Use and the need to rezone.

Kathy Zeitler explained that a Church is a Conditional Use which is allowed in all residential zoning districts and requires administrative approval of a site plan with all the conditional use requirements met. She advised that one of the conditional use requirements for a Church stipulates that a church picnic pavilion over 900 square feet in size requires A-R zoning.

Chairman Graw asked Mr. Pearson if a larger pavilion was planned in the future.

Mr. Pearson advised that plans for a much larger pavilion had been canceled, and the church had decided to only construct a 960 square foot picnic pavilion due to the expense involved.

Hearing no further comments, Chairman Graw called for the vote.

The motion unanimously passed 5-0.

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5. Consideration to reschedule the July 3, 2003 Public Hearing to Monday, June 30, 2003.

Chairman Graw asked if there was any discussion. Hearing none, he called for a motion.

Bill Beckwith made the motion to approve the date to reschedule the July public hearing. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

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Chairman Graw asked if there was any further business.

There being no further business, Bob Harbison made the motion to adjourn the meeting. Al Gilbert seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:16 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
SECRETARY